



65 Seabrook Court, Hythe, Kent. CT21 5RY

Guide Price £482,500



- Impeccably presented detached home
- Two double bedrooms
- Bedroom 3/ dining room
- Garage & parking
- Established and well-manicured gardens

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated in a cul de sac location enjoying views across the valley and within walking distance of the historic Royal Military canal and seafront, both offering pleasant walks and recreational facilities. The Cinque Port town of Hythe is approximately ten minutes by car and offers a good selection of independent shops together with the all important Waitrose store, Sainsburys and Aldi. High speed rail services are available from both Folkestone stations giving easy access to St Pancras London in just over fifty minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all also easily accessed by car.

A well maintained and impeccably presented detached home offering; living room, modern fitted kitchen, cloakroom, bathroom, dining room/bedroom 3, two further double bedrooms, one with en suite WC, both with French doors to sun terrace with glass balustrade and views across the valley, the property also boasts, Brush stainless steel electrical fittings throughout, oak finished doors throughout with chrome handles, plastic cladding and plastic soffits, UPVC double glazing, gas central heating and shutters to some windows, the gardens are also well established and well-manicured and are considered to be a feature of the property, there is also a garage with an electric remote roller door, early viewing of this property is highly recommended

LARGE COVERED ENTRANCE CANOPY

RECEPTION HALL

with contemporary composite front door with inset curved windows, oak flooring, radiator in fretted case, understairs cupboard, underfloor heating and thermostat control, inset spotlights, UPVC double glazed door to garden

CLOAKROOM

with contemporary white suite with wall hung wash hand basin and mixer tap over, wall hung low level WC, chrome heated towel rail, painted dado, inset spotlights, extract fan and UPVC double glazed window

LIVING ROOM (17' 04" x 13' 07") or (5.28m x 4.14m)

large full length UPVC double glazed picture windows with outlook across the valley with fitted shutters, engineered oak flooring, two radiators, inset spotlights

KITCHEN (11' 02" x 8' 09") or (3.40m x 2.67m)

inset acrylic sink unit with mixer tap over and light grey sheen cupboards under with range of matching high and low level units with wood work surfaces, inset for double range cooker with stainless steel extraction and light over, inset for American fridge freezer, under floor heating with thermostat, integrated microwave, plumbing for washing machine, integrated dishwasher, attractive tiling, UPVC double glazed window with open aspect, blue tooth speaker, inset spotlights, larder unit

BATHROOM

comprising contemporary white suite with panelled bath, with mixer tap and rain shower and shower attachment over and screen to one side, half tiling, UPVC double glazed window, chrome heated towel rail, wall hung vanity wash hand basin with drawer under, blue tooth speaker, ceramic tiled floor

BEDROOM 3/ DINING ROOM (11' 03" x 8' 08") or (3.43m x 2.64m)

engineered oak flooring, radiator, UPVC double glazed window with outlook over garden and built in shutters

FIRST FLOOR

LANDING

built in cloaks cupboard with hanging rails, hatch to roof space

MASTER SUITE

comprising

BEDROOM (13' 05" x 9' 02") or (4.09m x 2.79m)

feature full length picture UPVC double glazed window with outlook over valley and French door to sun terrace (142 x 87), high level ariel point and power point for TV integrated shutters, radiator, vaulted ceiling, inset spotlights, eaves storage cupboard.

EN-SUITE

WC with low level WC and wall hung vanity wash hand basin with mixer tap and cupboard under, extractor fan and ceramic tiled flooring



BEDROOM (11' 04" x 11' 04") or (3.45m x 3.45m)

feature UPVC double glazed window and French door to sun terrace (142 x 87) with stainless steel and glass balustrade and enjoying views over the valley, radiator, twin built in double wardrobe cupboards with door to rear giving access to eaves storage, high level ariel point and power point for TV, vaulted ceiling with inset spotlights, high level double glazed window and walk in storage cupboard/dressing room with Ideal wall mounted combination gas fired boiler for central heating and domestic hot water

GARAGE (16' 10" x 8' 02") or (5.13m x 2.49m)

with electric remote roller door, power and light and personal door to rear

OUTSIDE

The property enjoys a well-manicured and landscaped rear garden laid to lawn with well stocked flower and shrub beds, outside tap, outside power points and sleeper steps to upper lawned terrace with attractive mosaic tile style patio area and slate beds, rear gate giving pedestrian access to pathway which leads to Shorncliffe woods. Concrete driveway which would accommodate up to 2 cars, the front garden is laid to lawn with flower/shrub beds

Tenure - Freehold

Council tax - Band D

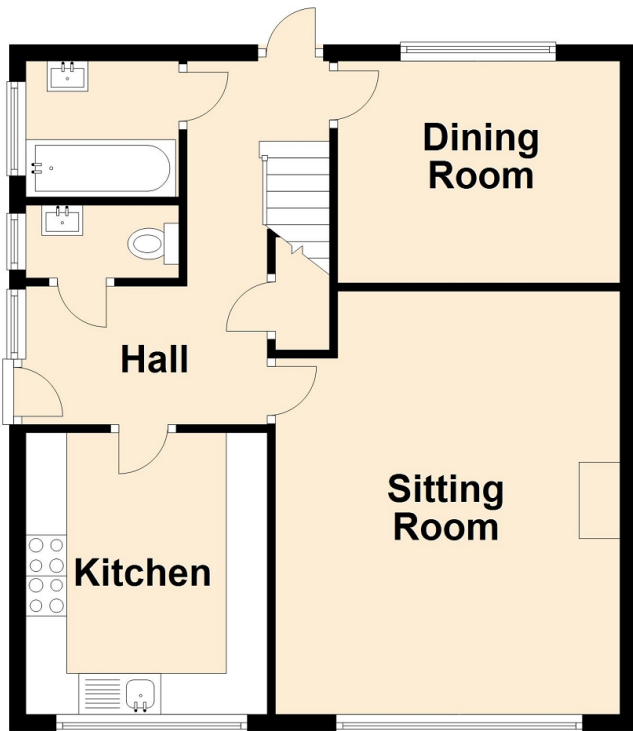
Local Authority - Folkestone & Hythe District Council





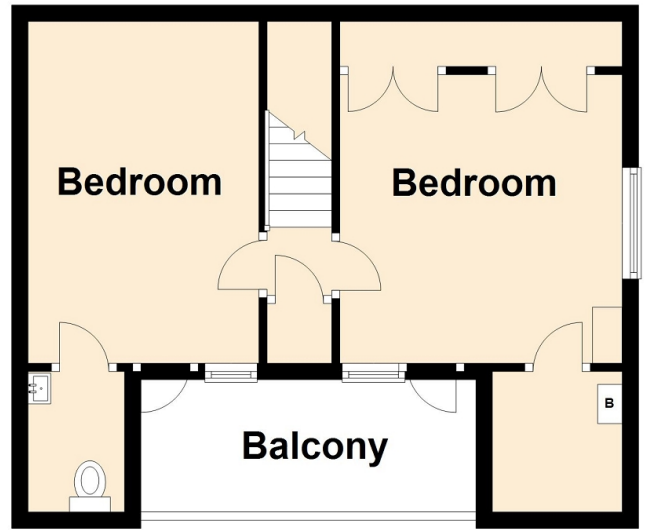
Ground Floor

Approx. 57.9 sq. metres (623.6 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



Total area: approx. 92.8 sq. metres (998.5 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.